005.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	912,500 / 912,500
					USE VALUE:	912,500 / 912,500
					ASSESSED:	912,500 / 912,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82	-84	CHANDLER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ORFANOS STEVEN & SAMANTHA M
Owner 2:	
Owner 3:	
Street 1:	22 MOCCASIN PATH
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MERCURIO EDWARD S-BETTY P -
Owner 2:	-
Street 1:	84 CHANDLER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,378 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Aluminum Exterior and 2411 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5378.000	442,300	5,100	465,100	912,500
Total Card	0.123	442,300	5,100	465,100	912,500
Total Parcel	0.123	442,300	5,100	465,100	912,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 378.55 | /Parcel: 378.5

Legal Description

User Acct 4863

GIS Ref

GIS Ref

Insp Date 10/14/17

Entered Lot Size

Total Land:

Land Unit Type:

!519!

PREVIOUS ASSESSMENT

Parcel ID 005.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	442,400	5100	5,378.	465,100	912,600	912,600	Year End Roll	12/18/2019
2019	104	FV	343,000	5100	5,378.	494,100	842,200	842,200	Year End Roll	1/3/2019
2018	104	FV	343,000	7100	5,378.	360,400	710,500	710,500	Year End Roll	12/20/2017
2017	104	FV	367,000	7100	5,378.	313,900	688,000	688,000	Year End Roll	1/3/2017
2016	104	FV	367,000	7100	5,378.	267,400	641,500	641,500	Year End	1/4/2016
2015	104	FV	327,300	7200	5,378.	261,600	596,100	596,100	Year End Roll	12/11/2014
2014	104	FV	327,300	7200	5,378.	215,100	549,600	549,600	Year End Roll	12/16/2013
2013	104	FV	340,400	7200	5,378.	204,600	552,200	552,200		12/13/2012

PRINT

Date	Time
12/10/20	16:17:49

LAST REV

Date	Time
01/18/18	12:32:07

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 519

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MERCURIO EDWARD	68315-85		10/31/2016		700,000	No	No		
	14108-258		10/24/1980			No	No		N

USER DEFINED

Prior Id # 1:	4863
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/24/2001	621	Redo Bat	24,000	O				REMODEL 2 BATHS+BA
1/6/1994	5		1,000					WOOD/STOVE

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	MEAS&NOTICE	HS	Hanne S
4/29/2009	Measured	197	PATRIOT
5/1/2002	Permit Visit	PM	Peter M
11/1/2000	Hearing Chag	189	PATRIOT
3/29/2000	Inspected	263	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	197	PATRIOT
8/24/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5378		Sq. Ft.	Site		0	80.	1.08	1									465,072						465,100	

Total AC/HA: 0.12346 | Total SF/SM: 5378 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 465,072 | Spl Credit | Total: 465,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	4 - Vinyl	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10103095
Const Adj.:	0.98990101
Adj $ / SQ:	185.285
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	640979
Depreciation:	198704
Depreciated Total:	442276

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2001
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

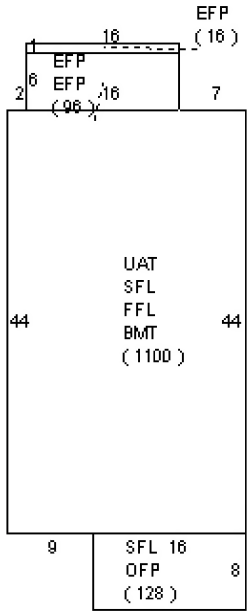
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	185.28
Special Features:	0	Val/Su Net:	109.51
Final Total:	442300	Val/Su SzAd	189.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,228	185.280	227,530
BMT	Basement	1,100	55.590	61,144
FFL	First Floor	1,100	185.280	203,813
UAT	Upper Attic	275	90.790	24,967
EFP	Enclos Porch	208	39.910	8,301
OFP	Open Porch	128	29.090	3,724

Net Sketched Area: 4,039 | Total: 529,479

Size Ad 2328 | Gross Are 4864 | FinArea 2411

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	30	A	

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID: 005.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1924	21.25	T	40	104			5,100			5,100

More: N | Total Yard Items: 5,100 | Total Special Featues: | Total: 5,100

IMAGE

AssessPro Patriot Properties, Inc